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Xinyuan Property Management Service (Cayman) Ltd. **鑫苑物業服務集團有限公司**

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1895)

POSITIVE PROFIT ALERT

This announcement is made by Xinyuan Property Management Service (Cayman) Ltd. (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the inside information provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary assessment by the Board with reference to the unaudited consolidated management accounts of the Group for the year ended 31 December 2020 and information currently available, the Group expects to record an increase in its consolidated net profit attributable to equity holders of the parent for the year ended 31 December 2020 by not less than 60% as compared to approximately RMB81.3 million for the year ended 31 December 2019. Such increase was mainly attributable to strong growth of revenue of the Group during 2020.

As at the date of this announcement, the Company is still in the process of finalising its consolidated annual results for the year ended 31 December 2020. The information contained in this announcement is only based on a preliminary assessment made by the Board based on the unaudited consolidated management accounts of the Group for the year ended 31 December 2020 provided by the management of the Company, and is not based on any figures or information audited or reviewed by the Company’s independent auditor. The above information may be subject to further adjustments based on further updated information and following review by the audit committee of the Company. Shareholders and potential investors are advised to read carefully the annual results announcement of the Company for the year ended 31 December 2020 which is expected to be published by the end of March 2021.

Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.

By Order of the Board
Xinyuan Property Management Service (Cayman) Ltd.
ZHANG Yong
Chairman and Non-Executive Director

Hong Kong, 1 March 2021

As at the date of this announcement, the Board comprises Ms. WANG Yanbo and Mr. HUANG Bo as executive Directors; Mr. ZHANG Yong and Ms. YANG Yuyan as non-executive Directors; Mr. LUO Ji, Mr. LI Yifan and Mr. WANG Peng as independent non-executive Directors.